

TOWN OF HOPEDALE – SPECIAL TOWN MEETING MINUTES

Tuesday, November 13, 2018 at 7:00 o'clock in the evening
in the Dennett Auditorium of the Junior/Senior High School

The inhabitants of the Town of Hopedale qualified to vote in elections and Town affairs met in the Dennett Auditorium of the Junior/Senior High School on Tuesday November 13, 2018. The meeting was called under the Warrant dated the 19th day of October 2018 which was posted in accordance with Town By-Laws. Moderator Eugene Phillip called the meeting to order at 7:03 PM. There were one hundred eighteen (118) registered voters recorded as present [a quorum being fifty (50) registered voters].

Privileges of the floor were extended to the following:

Mark Giovanella, Police Chief

Joseph Fair, Town Counsel

Stephanie L'Etalien, Town Treasurer/Collector

Steven Sette, Town Administrator

Moderator Eugene Phillips lead the Town Meeting in the Pledge of Allegiance, then asked residents to pause for a moment of silence for Robert Burns, member of the Board of Health and Water and Sewer Commissioner and for Eric Luce who was a previous Treasurer for the Town.

Article 1: Karla J. Hopkins, Finance Committee Chairman, moved to approve the transfer of the sum of \$3500.00 from Vehicle Fuel to Police Details and to increase the Police Detail budget accordingly

<u>To Account</u>	<u>Amount</u>	<u>from Account</u>	<u>Amount</u>
Police Details	\$3500.00	Vehicle Fuel	\$3500.00

The motion was seconded and carried unanimous.

Article 2: Thomas A. Wesley, Board of Selectman, moved to transfer the following sums: \$114.91 from Ambulance Repair and Maintenance for a prior year bill payable to Home Depot; and \$5,200.00 from Civil Defense Professional and Technical for a prior year bill payable to Bayside Engineering for bridge inspection.

<u>To Account</u>	<u>Amount</u>	<u>From Account</u>	<u>Amount</u>
Home Depot	\$114.91	Ambulance Repair and Maintenance	\$114.91
Bayside Engineering	\$5200.00	Civil Defense Prof. and Tech.	\$5200.00

The motion was seconded and carried unanimous.

Article 3: Thomas A. Wesley, Board of Selectmen, moved to augment the FY 2019 Ambulance Department Budget by transferring from Ambulance Receipts Reserved the total sum of \$343,218 to increase the following lines as specified:

Salaries \$232,053; Expenses \$111,165.

The motion was seconded and carried unanimous.

Article 4: Karla J. Hopkins, Finance Committee Chairman, moved to amend the vote taken under Article 2 of the June 19, 2018 Special Town Meeting on the FY 2019 Operating Budget, to reflect the correct amounts for the funding sources listed below, as follows:

Raise and appropriate	\$22,056,815
Transfer from overlay reserves	\$ 75,000
Transfer from Certified Free Cash	\$ 237,091
Transfer from so-called "School Choice" funds	\$ 158,956

The motion was seconded and carried unanimous.

Article 5: To see if the Town will vote to amend the Hopedale Zoning By-Laws as follows, or take any other action related thereto:

- To amend **Section 2.53: Townhouse Development** by deleting the strikethrough text and adding the underlined text as follows:

2.53 TOWNHOUSE DEVELOPMENT: A parcel of land containing in area not less ~~that~~ than ~~twenty-five (25)~~ fifteen (15) acres to be developed under single ownership of a landowner under the provisions of this By-Law as set forth in Sections 13 (TABLE OF REGULATIONS) and 15 (TOWNHOUSE DEVELOPMENTS) for the construction of Townhouse Dwellings.

- To amend **Section 11: USE DIMENSIONAL AND INTENSITY REGULATIONS** by deleting the strikethrough text and adding the underlined text as follows:

11.2 Residential

Use	District: RC
Single-family dwelling	<u>N Y</u>

- To amend **Section 13: TABLE OF REGULATIONS** by deleting the strikethrough text and adding the underlined text as follows:

Use	District: RC
Minimum lot area (except RC / sq. ft.)	25 Acres <u>15 Acres</u>
Minimum front yard (ft.)	100' <u>40'</u> (RCA)

Minimum side yard (ft.)	<u>60' 40'</u> (RCA)
Minimum rear yard (ft.)	<u>60' 40'</u> (RCA)
Minimum distance between buildings	<u>30' 15'</u> (RCA)
Maximum building height (ft.)	<u>32' 38'</u>

- To amend **Section 15: Townhouse Developments** by deleting the strikethrough text and adding the underlined text as follows:

15.1 Townhouse Developments:

A townhouse development may be constructed in any zone designated as Residential C (RC) on a parcel of land held in one ownership having a minimum gross lot area of not less than ~~twenty-five (25)~~ fifteen (15) acres of land, provided a site plan is approved by the Planning Board under the provisions of this Section.

15.2 ~~Townhouse~~ Maximum Number of Dwelling Units:

The maximum number of Townhouse Dwelling Units or detached single family residences to be constructed in a development shall be determined by using the tables set forth in ~~this Sections 11 and 13~~ entitled "~~Dimensions of Intensity~~" "USE DIMENSIONAL AND INTENSITY REGULATIONS" and "TABLE OF REGULATIONS."

- To amend **Section 2.29A Lot Shape Factor/Residential Districts** by deleting the strikethrough text and adding the underlined text as follows:

"2.29A Lot Shape Factor/Residential Districts: To meet the minimum area requirements in Residential Districts, a lot must be a closed plot of land having a definite area and perimeter and having a Lot Shape Factor not exceeding the numerical value of 22 in the RA, RA-1, RA-2, RB, RP-1, ~~RC~~ and ARC Districts, and such lots shall not be created to a depth greater than two (2) lots from the principal way. The Lot Shape Factor shall be the numerical value resulting from a division of the square of the perimeter in feet of a lot by the area in square feet thereof.

Submitted by Land Owner: Vincent J. Arone, Trustee of Arone Realty Trust.

Atty Joseph M. Antonellis made a motion to pass over this article, and the motion was seconded and carried unanimous.

Article 6: To see if the Town will vote to amend the Hopedale Zoning By-Laws and the Hopedale Zoning Map, by rezoning from Residential B [RB] to Residential C [RC] the following parcels of property: Assessor's Parcel 10-50-0, said parcel consisting of 758,558 square feet; and, Assessor's Parcel 11-80-1, said parcel consisting of 48,238 square feet. Said parcels being located north of Mendon Street (Route 16) and south of Adin Street and consisting of approximately 806,796 square feet, 18.5± acres, combined.

Submitted by Land Owner: Vincent J. Arone, Trustee of Arone Realty Trust.

Atty Joseph M. Antonellis made a motion to pass over this article, and the motion was seconded and carried unanimous.


Article 7: Stephanie L'Etalien, Town Treasurer, made a motion to accept the provisions of G.L. c.32B, Section 20 for the purpose of establishing an Other Post-Employment Benefits Liability Trust Fund, and, in connection therewith, designate the Treasurer to serve as the Custodian and Trustee of the OPEB Fund (hereinafter "Trustee") and as the "Plan Administrator", with all the powers and responsibilities identified under this vote and the provisions of G.L. c.32B, Section 20, including investing and reinvesting any monies in the fund,; authorize the Trustee to employ investment consultants, as well as outside custodial services to hold the monies in the Fund, and to pay for those services from the OPEB Fund; authorize the investment of the OPEB Fund under the prudent investor rule established under G.L. c. 203C; authorize the Trustee to execute any and all documents necessary to utilize outside custodial services and/or investment consultants, including but not limited to trust, participation, investment and administrative services agreements, and to take any other actions permitted or required by law; and to authorize the Board of Selectmen and Treasurer to prepare and execute a declaration of trust for such purposes, and, finally, to authorize the transfer of any and all monies currently held for the purpose of paying retiree health and life benefits to such trust.

The motion was seconded and carried unanimous.

Eugene Phillips thanked the town residents and town officials for their attendance. A motion to dissolve the Warrant was made and seconded. Meeting was dissolved at 7:10 pm.

A True Record

Attest:

A handwritten signature in cursive script, reading "Lisa M. Pedroli".

Lisa M. Pedroli, Town Clerk